

Theresa Rice

From: Diane Berry on behalf of PCD
Sent: Thursday, February 02, 2012 11:14 AM
To: Kathy Cook; Libby Hudson; Ryan Ericson; Theresa Rice
Subject: FW: SMP Questions

From: Nancy Houghton [<mailto:nhhoughton@msn.com>]
Sent: Thursday, February 02, 2012 11:10 AM
To: PCD
Subject: SMP Questions

I'm a shoreline homeowner and am concerned about the draft SMP currently under consideration. I can't see any good reason why rebuilding a deck or other existing structures should become prohibited if the draft is adopted...especially if not specifically required by the DOE. Many waterfront homeowners have raised the following questions. I would be very interested in hearing your response:

Questions of major concern to us:

1. Why is the PC considering buffers that are 200% larger than those recommended by the DOE?
2. Why does the draft SMP contain provisions and restrictions **not required** by DOE?

Currently any deck over 3 feet off the ground is consider part of the home's footprint and can be rebuilt and enclosed as part of the home if desired, but the new proposal to declare decks as nonessential and prohibit them from being rebuilt would decrease the footprint and the living area of the home. Decks are important living areas and part of the home. Why is the city considering prohibiting rebuilding decks?

**Sincerely,
Nancy and Todd Houghton
10989 Rolling Bay Walk NE
Bainbridge Island, WA 98110**